

"TRANSFORMING TODAY'S VISION INTO TOMORROW'S REALITY

HOPE VI Steering Committee Meeting
June 23, 2004

Housing Authority
of the City of Newark

HAROLD LUCAS
Executive Director

500 Broad Street
Newark NJ 07102
973-273-6600



TABLE OF CONTENTS:

"Transforming Today's Vision Into Tomorrow's Reality"

- **Agenda**
- **HOPE VI Illustrative Master Plan**
- **West Kinney Gardens – Status Update**
- **17th Avenue – Status Update**
- **West Kinney Gardens Fact Sheet**
- **17th Avenue Terrace Fact Sheet**
- **West Kinney Gardens & 17th Avenue – Site Renderings**
- **Stella Wright Homes – Status Update**
- **Stella Wright Homes**
 - Site Map:**
 - Phase 2A – Stella Gardens (93 Rental Units)
 - Phase 2B – Charlton Estates (60 Rental Units)
 - Phase 3A – To be named (104 – 160 Rental Units)
 - Phase 3B – To be named (25-30 for – Sale Homes)
 - Stella Gardens – 93 Rental Townhouse Units**
 - Site Layout Illustration
 - Site Elevation illustration
- **St. James Estates – Status Update**
- **St. James Estates – Site Renderings**
 - Front Elevation Cluster "C1"
 - Front Elevation Cluster "C7"
 - Front Elevation Cluster "C9" – M L King Blvd.
 - Left Side Elevation Cluster "C9"
- **Summary of "Stella Wright Homes HOPE VI Project: Evaluation Interim Report" prepared by Rutgers University in Partnership With The Coalition for Higher Education in Newark (CHEN)**
- **HUD Profiles Former Stella Resident Tara Johnson – "Working Hard to Build Community & Personal Opportunities"**
- **Stella Wright Homes Newsletter**

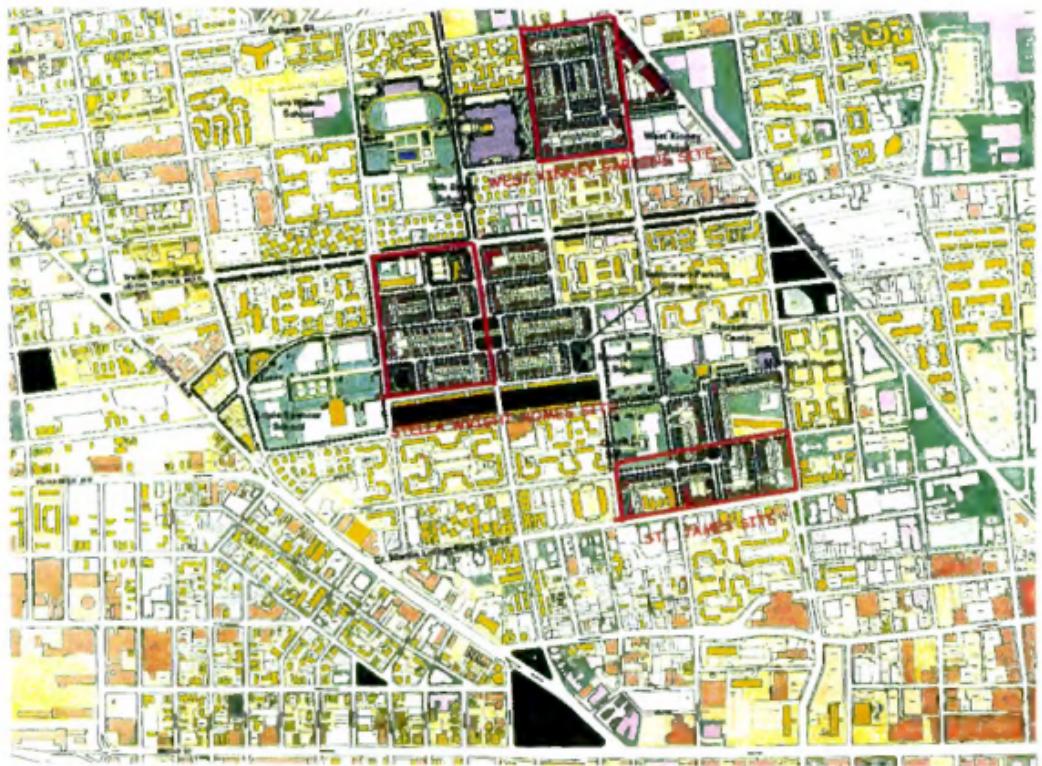
AGENDA:

HOPE VI STEERING COMMITTEE MEETING

June 23, 2003

"Transforming Today's Vision Into Tomorrow's Reality"

- **Welcome**
- **Introductions**
- **Project Update**
 - West Kinney Gardens
 - 17th Avenue Terrace
 - Stella Wright Homes Site
 - St. James Estates
- **Summary of "Evaluation Interim Report"**
- **Questions & Answers**



URBAN DESIGN ASSOCIATES
Clarke Caton Hintz

HOPE VI Illustrative Master Plan



WEST KINNEY GARDENS

(RENTAL UNITS)

"Transforming Today's Vision Into Tomorrow's Reality"

Bedroom Size	Square Footage	Low Income Units	Others
1	820-940	10	36
2	1,300-1,360	24	21
3	1,670	33	25
4	1,841	8	10
5	2,014	1	2

* 21 Units Elderly & Disabled are located in the elevator operated building

Project Status:

- ✓ Construction nearly 75% complete.
- ✓ Occupancy will take place in stages.
- ✓ First rental units expected to be occupied in early July.
- ✓ 80 units available at rent affordable to persons earning between \$33,720- 63,600 depending on income.

Status of Stella Residents:

- ✓ 217 former Stella residents applied and screened for occupancy at West Kinney.
- ✓ Training program will begin in early July for former Stella residents interested in management and/or maintenance jobs on the site.
- ✓ Three (3) former Stella residents are currently employed on the site by various contractors or subcontractors and eight (8) other public housing residents.
- ✓ Application are still being accepted

17TH AVENUE TERRACE

"Transforming Today's Vision Into Tomorrow's Reality"

36 Home Ownership Units at 17th Avenue Terrace

Break down of Remaining For- Sale Homes

Bedroom Size	Low Income	Moderate Income	Market Rate Income	Sales Price
3	2	10	2	60,000
4	0	6	2	190,000
Total	2	16	4	

Status of Project:

- ✓ Public housing and general public persons have applied and are being screened to purchase homes at 17th Avenue Terrace
- ✓ Units are under contract
- ✓ First homes expected to be occupied in early October
- ✓ Ninety-Five (95) applications have been received
- ✓ Fourteen (14) homes are under contract
- ✓ First homes re expected to be occupied in early October

WEST KINNEY GARDENS

**West Kinney
Gardens
& 17th Avenue
Terrace
Townhouses
At a Glance
(formerly Hayes
Homes)**

- * *Developer: Roizman, Inc.*
 - * 12.73 acre site
- * *Bounded by Hunterdon Street, Boyd Street, 17th Avenue and West Kinney Street*
 - * 170 Rental Units
- * *36 Homeownership Units*
- * *Construction completion for rental and homeownership units slated for Summer & Winter 2004*

**"TRANSFORMING
TODAY'S VISION
INTO TOMORROW'S
REALITY"**

Housing Authority
of the City of Newark
Harold Lucas
Executive Director

Department of Economic
& Community Development
Karen Torian

Phone: 973-273-6623

Fax: 973-273-6630

Email: kotorian@newarkha.org

The proposed redevelopment plan entails the construction of a new mixed-income community. The new development on the former Hayes Homes site, in its entirety, will consist of 206 total units comprising of 36 for-sale homes and 170 family rental units. The 170 rental development will include community and management space which will provide for the residents needs. The site is a nearly rectangular 12.73 acre parcel, or 554,456 square feet, bordered to the west by Hunterdon Street, to the east by Boyd Street, to the south by 17th Avenue, and to the north by West Kinney Street. Approximately 30% of the 12.73 acre site will be devoted to open space, including new interior roads. Much of the open space will be landscaped pocket-park areas. The primary entrance to the new development along 17th Avenue will be landscaped.

The contextually appropriate design, diversity of unit types, security features, energy efficiency, size, and comprehensive supportive services program, represent substantial competitive advantages for the proposed housing relative to virtually very competitive housing in the marketplace.

Unit Type - Rental	Square Feet
1 Bedroom	820-940
2 Bedroom	1,300-1,360
3 Bedroom	1,670
4 Bedroom	1,841
5 Bedroom	2,014

The following amenities will be provided to the residents of West Kinney Gardens rental units:

Community Amenities include:

- Ample on-site parking, including garage parking.
- Playground
- Garden Spaces
- Immediate access to public transportation

Unit Amenities:

- Washer/Dryer hookups
- Garbage Disposals
- Dishwashers
- Gas Ranges
- Frost-free Refrigerators
- Hardwood floors in dining room and foyer.
- Wall-to-Wall Carpeting in bedrooms
- Ceramic tile flooring and tub surrounds in bathrooms
- Individual Heat and Air Conditioning
- Window Covering (Blinds)

17th Avenue Terrace

17th Avenue and Hunterdon Street, Newark NJ



17th Avenue Homeownership Development LLC and the Housing Authority of the City of Newark are pleased to announce the construction and sale of 36 Federalist and Victorian style townhouses on the portion of the "former" Hayes Homes site in Newark, NJ.

These homes range between 2 to 4 bedrooms and are approximately 1,875 to 2,403 square feet of living space.

Featuring the following amenities:

- Washer/dryer hookups
- Frost-free refrigerators
- Hardwood floors in Dining room and Foyer
- Wall-to-wall carpeting
- Individual heat and AC units
- Garbage Disposals
- Dishwashers
- Gas Ranges
- Ceramic tile flooring and tub surrounds in bathrooms
- Ample storage spaces; and
- Garage parking.



THE ULTIMATE REAL ESTATE FIRM
FREDRICKA BEY
16 Grove Avenue
Verona NJ 07044-1611
Phone: 973-571-4112
Fax: 973-571-4114
Email: theultimateres@aol.com

Please call now for your
application brochure.



17TH AVE HOMEOWNERSHIP DEV. LLC
HABAR KOIZMAN
832 Germantown Pike Suite 5
Plymouth Meeting, PA 19462
Phone: 610-278-1733
Fax: 610-278-1734
Email: habden@koizman.com

West Kinney Gardens & 17th Avenue Terrace Construction:
Progress Photo Illustration

Page 1 of 4



*West Kinney Gardens & 17th Avenue Terrace Construction:
Progress Photo Illustration*

Page 2 of 4



*Top, "Workers some, no bed, etc." Between
2-unit elevator building being prepared from the
elements during the winter.*

*Top, workers laying foundation for houses along
Harrison Avenue, 2-unit elevator building
being set up.*

*West Kinney Gardens & 17th Avenue Terrace Construction.
Progress Photo Illustration*

**R. J. DOCUMENTATION
NEWARK LIBRARY**

Page 3 of 4



*This photo exercise features lens flare applied.
Bottom, wide view of Broad Street with
North capping arriving in*

*Top and bottom views of Broad Street under construction
with railings in background.*

*West Kinney Gardens & 17th Avenue Terrace Construction
Progress Photo Illustration*

Page 4 of 4



Shown above at top are West Kinney gardens complete with sidewalk and railings. Above is typical flooring in kitchen area.

Shown at top is typical kitchen for West Kinney residence. Above is 17th & west houses under construction.

STELLA WRIGHT HOMES

"Transforming Today's Vision Into Tomorrow's Reality"

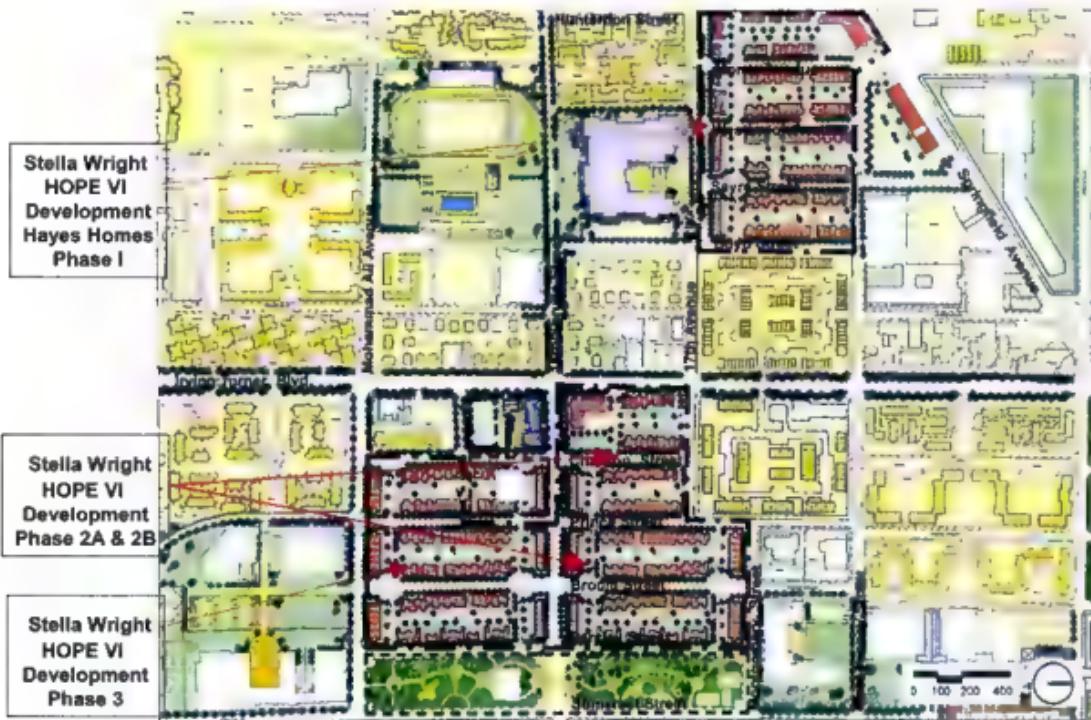
Construction:

- ✓ Construction will be managed in three phases
- ✓ Negotiations have begun between the NHA & the developer, Roizman, Inc. on Phases 2A (Stella Gardens) and Phase 2B (Charlton Estates).
 - 93-unit rental (Stella Gardens)
 - 60-unit rental (Charlton Estates)
 - Phase 3, to be decided

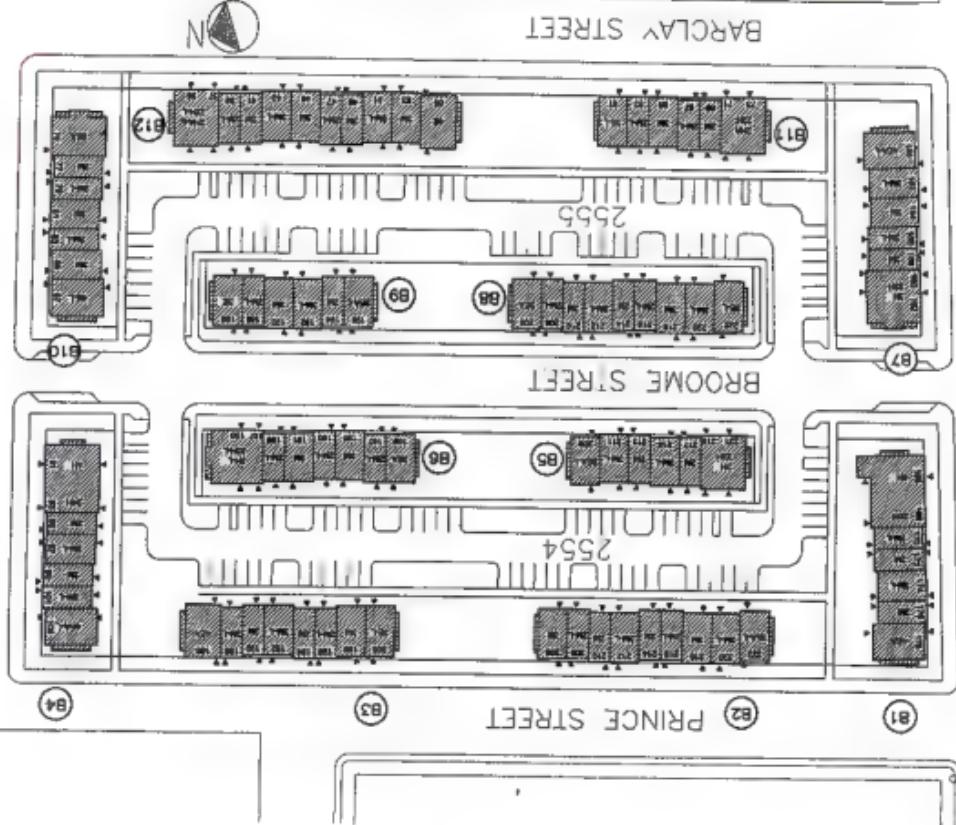
To Date:

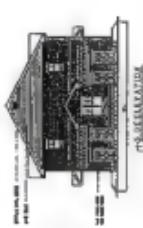
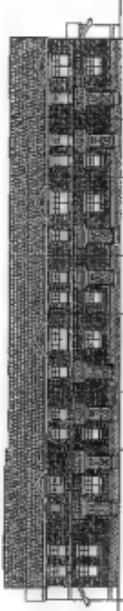
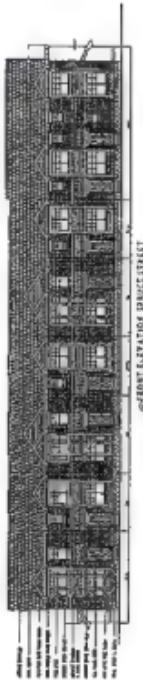
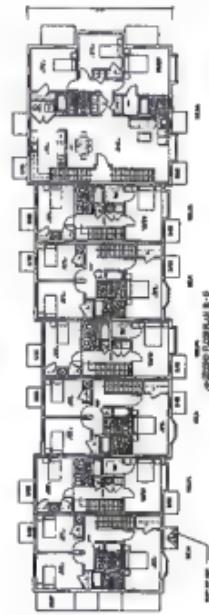
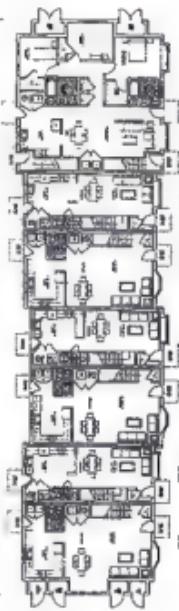
- ✓ Financial closing on the 93-unit Stella Gardens phase is scheduled for July 2004.
- ✓ Construction on the Stella Gardens phase is expected to begin by August 2004.
- ✓ Construction on the Stella Gardens phase is expected to be completed by December 31, 2005.
- ✓ The Charlton Estates phase is still in the planning stage with the developer, Roizman, Inc., reconfiguring the project to conform to new tax credit guidelines.
- ✓ Financial closing is projected for November 2004.
- ✓ Currently, construction on Charlton Estates is forecast to begin late April 2005.
- ✓ Phase 3 of the former Stella Wright Homes site is still under discussion on issues of unit count and financing. We hope to include some homeownership units.

**STELLA WRIGHT HOMES HOPE VI MASTER PLAN
ROIZMAN DEVELOPMENT AND RELATED'S PORTION TO DEVELOP**



PRINCE 2004 ASSOCIATES, L.P.
93 RENTAL TOWNHOUSE UNITS





ST. JAMES ESTATES

(Formerly Hill Manor)

"Transforming Today's Vision Into Tomorrow's Reality"

Construction:

- ✓ 100 unit rental development

Bedroom Size	Square Footage	Low Income Units	Others
1	820-940	12	3
2	1,300-1,360	45	10
3	1,670	21	7
4	1,841	2	0

To Date:

- ✓ NHA issued a notice to proceed to the St. James development team May 14, 2004.
- ✓ Infrastructure work has begun on the site.
- ✓ NHA and the St. James development team expect to close on all financial agreements by the end of August 2004.
- ✓ Construction of the rental units is scheduled to begin by the end of August 2004.
- ✓ Current forecast estimate construction completion by December 31, 2005.

H. J. DOCUMENTS
NEWARK LIBRARY

CLUSTER "C1"
BUILDING
ELEVATIONS



FRONT ELEVATION
N.T.S.



FRONT ELEVATION

N.T.S

BUILDING # 20
CLUSTER DB
ELEVATIONS

H. J. BOONMERS
NEWARK, NEW JERSEY



FRONT ELEVATION @ M.L.K. BLVD.

BUILDING # 20
CLUSTER C9
ELEVATIONS

S. J. BOCHMERS
NEWARK LIBRARY



LEFT SIDE ELEVATION

DRAFT

EXECUTIVE SUMMARY

Stella Wright Homes HOPE VI Project:

Evaluation Interim Report

This report summarizes progress in the Stella Wright Homes HOPE VI redevelopment effort approximately two years into the project. Based on surveys completed by the Housing Authority of the City of Newark (NHA) and its contractor (EST Group), the report serves as an assessment of the early stages of the project and provides a benchmark against which to measure future progress. The surveys used to make this assessment were conducted mainly in 2002, and include 579 of 764 households displaced from Stella Wright homes. The households surveyed include ninety-three percent of the households still eligible for assistance under the HOPE VI program. Most of the remaining households have left the public housing system (either voluntarily or involuntarily). Fewer than five percent of the original population is unaccounted for.

Here is a summary of our findings with respect to demographic and economic characteristics of the Stella Wright Homes population, physical aspects of relocation, housing satisfaction, ongoing demand for services, and changes needed for future surveys.

Demographics of the Stella Wright Homes Population.

- The population surveyed includes 1,839 individuals, 1,090 (fifty-nine percent) of whom were children.
- The average Stella Wright Homes household is twenty three percent larger, and includes thirty-two percent more children than the national average. Approximately three-quarters of these children live in a household with a single adult present.

- A large majority of households are headed by single African American women
- On average, householders (heads of household) lived in Stella Wright Homes for thirteen years before being relocated
- Just over half of householders have a high school diploma or equivalent
- Many of these individuals have serious health issues, although the exact number is difficult to determine. Fewer than eight percent of households have any employer-sponsored health insurance

Economic Status

- Eighty percent of households earn income below the poverty threshold for their household size. Average household income is \$9,482. In 1999, NHA estimated average family income to be \$6,300. However, the two numbers may not be comparable due to methodological differences in the two studies
- Eighty-five percent of households reported only a single source of income. The most common income source was wages, but only four in ten households reported any wage income. Households that did report wage income, on average, reported income forty percent above the norm for the overall Stella Wright Homes population.
- Other primary income sources include TANF and SSI/Social Security. Other income sources such as unemployment insurance, child support, etc. lag far behind. Twenty-one percent of households rely solely on TANF, with an average income of \$3,961.

Physical Aspects of Relocation

- Two-thirds of participating households live within two miles of the original site. Only nine percent of households surveyed have left Newark.
- Approximately two-thirds of households surveyed remain in public housing and one-third are on vouchers
- If we exclude households that listed home ownership as their primary choice, fifty-seven percent of participating households have been assigned to the type of housing they requested, however, this varies greatly by type of housing. Ninety-six percent of households requesting senior or disabled units now live in the type of unit they requested. In contrast, only forty-seven percent of the households requesting townhouses have been assigned to one.
- For approximately two-thirds of households, relocation resulted in moving to a neighborhood with less concentrated poverty. However, these residents are relocating to neighborhoods that have significantly higher concentrations of poverty than for Newark as a whole. On average, the surveyed households have relocated to

neighborhoods where thirty-five percent of households earn incomes below the federal poverty threshold. Households relocating with Section 8 vouchers tended to move to neighborhoods with much less concentrated poverty than did households that remained in public housing.

Housing Satisfaction:

- Overall, twenty-one percent of households indicate they are "very satisfied" with their current housing. Twenty-two percent of households indicate they are "somewhat satisfied," thirty-one percent are "somewhat dissatisfied," and twenty-seven percent say they are "very dissatisfied" with their current housing.
- For households that are already in the type of unit they requested, the share of respondents in the "somewhat" or "very" satisfied categories rises to fifty-seven percent. Satisfaction also varies greatly by housing type. Sixty-seven percent of residents in senior disabled housing are "somewhat" or "very" satisfied. The figure is only thirty-two percent for residents of family (i.e., traditional apartment) units.
- A majority of households (fifty seven percent) say their new neighborhoods have less crime than at Stella Wright Homes. A slightly smaller figure (fifty-two percent) say they feel safer than at Stella Wright Homes. In general, these figures are significantly higher for voucherized units and for senior disabled units than for townhouses or family units.
- When asked to identify specific physical problems with their housing units, residents of public housing units were significantly more likely to identify problems than were residents of voucherized units. Insects, peeling paint, and vermin (rats and mice) are the biggest problems former residents of Stella Wright Homes identify in their current units. In general, these problems are reported most frequently in family units, except vermin, which are reported most often in townhouse units.
- Residents generally report high accessibility to everyday services such as pharmacies, beauty/barber shops, and schools. They also tend to report modest improvements in accessibility for these services. Somewhat larger improvements in accessibility are seen for day care, laundromats, and banks.
- However, more than forty percent of households report employment, job training, and adult education to be inaccessible. Almost one-third of households say that employment has become less accessible since leaving Stella Wright Homes.
- There is little evidence that perceived access to employment or changes in access to employment vary by distance from the original housing site, and no evidence that such access varies by housing type. While not conclusive, these results appear inconsistent with a fundamental tenet of HOPE VI that deconcentrating people away from old projects will improve their job prospects.

- It is possible that the reported inaccessibility of employment is related to broader labor market conditions. However, unemployed householders do not report employment to be less accessible than do employed householders. Part, but not all, of the employment access problem may be related to differential access to transit.
- In general, residents report poor access to recreation facilities for both themselves and their children. These results are similar for residents of public and private housing, except in the case of parks, where voucherized households rate access poorly

Demand for Services:

- Eighty-three percent of householders indicate they need help with housing placement. This suggests that many relocated residents are still considering their location options.
- For householders of working age that are looking for a job, eighty-seven percent indicate they need job search assistance. There is also high demand in this group for job training services.
- Nearly three-quarters of householders with school age children indicate they need youth development services (i.e., after-school programs). Fifty-four percent of these households need help with tutoring for their children. Fifty-two percent of households with children under the age of six indicate they need day care help.

Improvements to the Survey

- The survey needs to be standardized so that all residents use the same instrument.
- Training for interviewers needs to be improved to guarantee more consistent and complete reporting.
- It should be possible to streamline the implementation from the perspective of respondents by pre-completing sections and then asking the residents just to confirm what has changed.
- A large number of questions, pertaining to such things as socioeconomic characteristics and housing choice, do not need to be included the second survey because they have already been answered.
- Several new questions need to be added regarding the ability of residents to make friends, social quality of their new neighborhoods, difficulty meeting financial obligations, and resident health.

New Jersey[Local Newsroom](#)[Homeownership](#)[Renting](#)[Homeless](#)[Consumer Info](#)[Your Community](#)[Local HUD Offices](#)[Library](#)[Complaints](#)[Common Questions](#)[Calendar](#)**HUD news****Homes****Communities****Working with HUD****Resources****Tools**[Let's talk](#)[Webcasts](#)[Mailing Lists](#)[Contact us](#)[Help](#)

Working Hard To Build Community & Personal Opportunities

Tara Johnson (see photo) says that when she moved into Stella Wright Homes public housing in Newark, NJ in 1995, she was pretty disappointed with the housing situation she initially experienced. Since then, however, she can say that she's truly glad she has been a part of both the former development and its revitalized future. Having been part of her community's transformation through a HUD HOPE VI revitalization plan, she truly has benefited "because of the services and benefits received."

Tara may be the first to admit that she has taken advantage of quite possibly every service offered on site, especially job and training opportunities. She worked as an asbestos worker on the former Stella Wright site prior to its demolition and went on to work as the only female on the site during the debris removal. Now Tara is busy at work as a laborer on the new site, now called West Kinney Gardens. She's quite proud to be part of the team building the rental and homeownership units at West Kinney Gardens. "Seeing how it is coming together so nicely, it's wonderful to be right there to witness every thing step by step," Tara says

"It was brutal on the really cold days," she adds, "but we worked through rain and light snow and sometimes on Saturdays." She hopes that she and her three sons, ages 8, 9 and 13, will be among the new rental tenants at West Kinney Gardens when it opens

Tara says she seeks out every opportunity that she reads about in the development and housing authority newsletters. "I still go to job fairs to see what the new opportunities are," she says. And she's signed up to work with her Family Self Sufficiency program (FSS) case manager to develop long-term goals for her sons and herself. In short, Tara works tirelessly to provide a solid future for her and her family, as well as to improve her community.

"People used to see me working at Stella and ask 'How did you get that job?' I would tell them, 'you just have to apply yourself.'"

The Stella Wright Homes HOPE VI Program is a \$35 million-dollar HUD Grant awarded in 1999 to the Newark Housing Authority that is being leveraged by \$200 million for the purpose of developing nearly 600 mixed-income units on three sites in Newark's Central Ward. For more information about the project, contact HOPE VI Program Manager Karen Tonan at 973-273-6620 or [email](#) her.

- ▶ [HUD's HOPE VI Program](#)
- ▶ [The Family Self Sufficiency Program \(FSS\)](#)

Local information

Print version

Email this to a friend



Tara on the job at Stella Wright Homes/West Kinney Gardens checking for broken windows as part of the labor force helping in revitalizing the community

STELLA WRIGHT HOMES HOPE VI

"TRANSFORMING TODAY'S VISION INTO TOMORROW'S REALITY"

INSIDE THIS ISSUE:

- From the Desk of the Executive Director
- Self-Sufficiency Workshop Activities
- Tips on Moving
- Stella & Hill Update
- Profile: Tara Johnson—Former Stella Resident & Construction Worker at West Kinney



*Transforming
Today's Vision
Into Tomorrow's
Reality*

This spring and summer will be among the most exciting for former Stella Wright Homes residents since the AHA's proposal in 1989 to demolish Stella and rebuild a vibrant community for their families. Many of you participated in the planning and design phases of the project. Some of you have sought out the services of the mobility counseling and case management staff in trying to reach your personal self-sufficiency goals. Others of you have participated as members of the Resident Consultative Group—responding to ideas from the developers and HOPE VI staff and offering suggestions on ways to fulfill the vision.

As the first tenants and homeowners prepare to move into West Kinney Gardens, if you've been an active participant in the process you should be proud of your accomplishments. If you haven't participated or taken advantage of Family Self-Sufficiency's (FSS) services, now is the time to change that. Resident liaison Doris Crank welcomes an opportunity to discuss the Resident Consultative Group with you (973-273-6625), and FSS can be reached at 973-273-6695.

WEST KINNEY GARDENS:

IT'S MOVING DAY!

One day before the summer is over, the moving van will start pulling up to apartments or houses where some former Stella Wright Homes residents are living to pack their belongings for the trip across town to their new apartment at the West Kinney Gardens site. The HOPE VI staff and the management of the Housing Authority of the City of Newark will be among the many supporters who'll be bursting with pride at this latest development in the Stella Wright Homes HOPE VI's Revitalization Grant.

SHNIR, the management agent for Rouzman Development, Inc., has begun screening the applications for more than 226 former Stella Wright Homes residents who expressed an interest in being rehoused at West Kinney Gardens. As notification letters regarding move in dates and other requirements start hitting mailboxes, don't hesitate to call your case manager at Family Self-Sufficiency (973-273-6685) regarding moving, insurance or housekeeping



issues or Resident Liaison Doris Crank (973-273-6625) with questions about the project in general.

Moving is said to be among the most traumatic events in an individual's life, so we've included an article on page 4 to help you make this process as orderly and pain free as possible. Moving requires more than packing and unpacking—there are addresses to change and utilities to authorize.

Don't forget to ask questions of both the housing management agent, SHNIR, and your case manager when you get confused and/or overwhelmed.



**FROM THE DESK OF
THE
EXECUTIVE DIRECTOR**



"All of NHA and Newark will be watching you. The expectations for this mixed-income community are high, as well it should be."

Harold Lucas
Executive Director

At the ground breaking for West Kinney Gardens rental and townhouse homeownership units in October of 2003, I expressed the pride that many of you and the HOPE VI staff have been telling me about since I returned to the Newark Housing Authority. Indeed, this project is filling an important housing need for the entire City of Newark. It is the partnership between the NHA and you as well as the schools, developers and other partners from the public and private sector that have brought about this development.

Roizman Development, Inc., the developer on the West Kinney Gardens site, listened to your visions for a community that was vibrant and an integral part of its environment. As we see the housing moving from construction shells to bricked buildings, we recognize that he has

responded to your vision.

This development at West Kinney Gardens meets the best of NHA's standards for size and convenience, quality and appearance. Those of you who will meet the requirements for occupancy should be proud that you are participating in this final phase of development. Once you've moved, the NHA remains committed to continuing the support for self-sufficiency services you've come to expect from Family Self-Sufficiency (FSS), NHA consultants and the array of service providers in our network.

The developer can only build the house. You and those who will occupy this site with you have to build the community. If you've been actively involved in the Stella Wright Homes HOPE VI planning and development process, I encourage you to continue that involvement. If you haven't been involved, you should take this opportunity to do so. Meet your neighbors. Find out the organizations and facilities in the new community that are available for educational and recreational services for your family. Involve your children in activities in the

community. And, above all, be a good steward of your new home—be diligent about housekeeping both inside and outside.

As you know from your public housing experience, it takes everyone in the community to make it a safe and thriving place to live. Roizman's management team cannot do this alone any more than NHA's staff could accomplish this by themselves when you lived in public housing.

All of NHA and Newark will be watching you. The expectations for this mixed-income community are high, as well it should be. Your role in its success is critical to what history will say about the value of such HOPE VI projects in years to come. Throughout the nation they have generally been met with skepticism at their beginnings. But we know that Newark has set many milestones for the rest of the nation to follow in the public housing arena. I am positive we will do the same at West Kinney Gardens.

I wish you the very best as you prepare for this exciting new chapter in your life.

HAROLD LUCAS

SPRING HAPPENINGS IN YOUR COMMUNITY



ST. JAMES SOCIAL SERVICES CORPORATION

Provides Free Assistance
for Utility Bills
& Legal Services

For assistance with your utility bills and free legal counseling, call JeVerne Duncan, Crisis Manager at 973-624-4007. The utility assistance is provided in cooperation with New Jersey Shares.

Appointments for the free legal counseling are given for

Wednesdays only. Call today for your appointment!

FSS FAIRS FOR HEALTH & YOUTH

Watch your mailbox for information from FSS regarding a Health Fair and for its 2nd Annual Youth Expo. Both events will provide important information for you and your family on a host of services and opportunities. The Health Fair is scheduled for May 6 and the Youth Expo is scheduled for May 22.

The Health Fair will be held at the NHA headquarters, 500 Broad Street, basement multipurpose room. The Youth Expo will be held at the Malcolm X Shabazz Athletic Center. In the meantime, if you have questions on either subject contact your FSS case manager at 973-273-6695.



FSS OFFERS SPRING CLASSES FOR FORMER STELLA RESIDENTS

The Family Self-Sufficiency (FSS) staff will hold its "Employment Training Series" in April. This series is designed to prepare you for a new job that could lead to self-sufficiency for your family.

*All Workshops Begin Promptly
at 10 a.m. and last until noon.*

*The workshops are held at 500
Broad Street, 2nd floor, in the FSS'
Conference Room*

- *April 22, 2004
How To Give A Good Interview*
- *April 29, 2004
Dress For Success*

*Call 973 273 6695 immediately to
confirm your attendance. In
addition, you should ask about the
next "Money Matters" and "Home
Sweet Home" series of classes.*

*Both of these series are a must
for anyone interested in buying
a home now or in the future.*



HOPE VI OFFICES HAVE MOVED!

The HOPE VI staff is now located at 500 Broad Street on the 6th floor, as part of NHA's effort to consolidate all of its management offices into one location.

The Broad Street location is easily accessible by public transportation, and there is on-the-street and garage parking nearby.

Resident liaison Doreen McCray Crank can be reached at 973-273-6625 and her fax number is 973-273-6630.

"MOVING DAY"

PREPARED BY MARISELIS BONILLA, SENIOR FSS COUNSELOR

The time is approaching when some of you will be moving to the newly built rental townhouses located at West Kinney Gardens or the homeownership units at 17th Avenue Terrace. As the anticipation of moving grows, most of us lose sight of some of the important steps in making our moving experience as simple, safe and efficient as possible. So here are important steps and tips to insure a stress free relocation.

GETTING PREPARED FOR YOUR MOVE

Here's a checklist of some of the things to do when you move. We thank you'll find it helpful as you plan and organize your move.

One Month Before:

- Take inventory of your home. Decide what to keep, what to give away. Donate items you no longer want or sell them at a flea market.
- Select your moving company and reserve a rental truck well in advance (unless you are entitled to NHA moving services, in which case the Authority has contracted with a mover already).



- Create a file for all-important moving-related documents and keep all receipts.
- Find boxes for moving and start packing belongings that you don't often use.

- Fill out Change of Address Forms 30 days prior to your move with the Postal Service to ensure your mail gets forwarded.

Two Weeks Before:

- Call your utility company (if applicable) and notify them of your moving date—arrange for all "Final Readings" at your current address and set up your new accounts for your new address
 - Phone
 - Heat/Electric/Gas/Hot Water
 - Cable
- Once you have a new phone number, call your long distance carrier directly and sign up for, or transfer, special savings programs and services.
- Request that any deposits be returned.

One Week Before:

- Identify what each person in your household must have while you move—from special foods to prescription drugs.
- Finish packing and make sure all boxes are appropriately labeled.

The Day Before:

- Make sure you have the following items on hand in preparation for the big day
 - The keys to your new home
 - The file with all your moving related documents
- Walk through your house one last time to make sure everything is accounted for
- Pick up your rental truck or call your moving company to confirm your move.
- Get a good night's sleep.



PACKING UP

Packing is one of the single most challenging parts of any move. Below are some things to consider:

Packing Supplies:

- Start with the essentials: sturdy cartons, newspaper or tissue paper for wrapping things, tape, scissors, magic markers to number and label each box. Make a list of what's in each box or mark each box; also identify on the box where it belongs in your new home.

Pack to minimize damage:

- Reinforce the bottom of all your boxes with tape for extra strength and peace of mind.
- Put your heaviest items in smaller boxes by themselves. Put your lighter items together in larger boxes to avoid the "crush factor" that can happen with all the shifting that takes place during a move.

CONSIDER THIS:

- Using a professional mover for heavy objects may be safer and may avoid damages to the objects.
- If the cost to move an item is greater than its value, is it worth keeping?

(Continued on page 5)

NEW ADDRESS

"MOVING DAY"

(Continued from page 4)

- Put smaller boxes filled with fragile items inside larger boxes.
- For furniture and lamps that must be dismantled, put the hardware into a plastic bag. Tape the bag directly to the piece of furniture itself. That way you'll know what goes with what.
- Wrap small pictures individually and stack them side by side in a box. Pack larger pictures and mirrors separately, first wrapping them in paper, then packing each in a glass pack or mirror carton (available through most moving or truck rental companies). After packing, stuff the box with additional paper to cut down on movement. To minimize damage to larger mirrors stick masking tape across glass in a crisscross pattern before packing.



As you've gathered by now, moving is no small matter. This article has only highlighted some of the things you need to consider. Call Mariselis at 973-273-6689 or your FSS case manager to get more important information on subjects such as:

- Moving Day Tips
- Things to Do After You Move
- Safety Considerations

GOOD LUCK!

STELLA & HILL UPDATE

STELLA SITE CONSTRUCTION ON SCHEDULE & HILL NOT FAR BEHIND

The HOPE VI staff has not paused to congratulate itself on the great progress at West Kinney Gardens. Its focus is on the "total package" that was promised to the former Stella Wright Homes residents. That includes new communities on the Stella Wright Homes site and on the Hill Manor site.

Roizman, the developer on the Stella Wright Homes site, will develop the site in two phases.

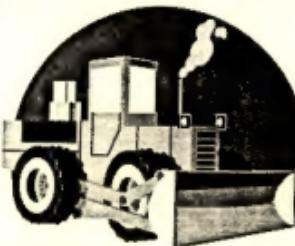
The first phase includes 93 rental units. It will be bound by Spruce, Prince, Montgomery and Barclay Streets.

"We expect to close on all financial documents and to gain HUD's approval for the 93 units by the end of the summer," said Karen McLane Torian, HOPE VI Program Manager. "The developer has already gotten approval for financing this phase. We could see construction begin on the 93-unit development by the end of the year with occupancy in 2005."

As soon as all of the pieces fall into place with that phase, she said, we will move right along to the next on Stella.

To be sure, Ms. Torian said, Hill Manor has presented its own unique set of challenges to meet new guidelines the U. S. Department of Housing and Urban Development

(HUD) imposed since the grant was approved in April 1998. Nonetheless, the financial restructuring for Hill Manor should be completed by the summer. "The money is important because we cannot protect the integrity of the housing development if the details are not worked out accurately," Ms. Torian said.



Once the final documents are reviewed and approved by HUD, the developer (St. James A.M.E. Church in partnership with Landex) is ready to begin pre-construction activities. These will be followed quickly with construction on the site since the developer has already identified a contractor.

The immediate housing construction will be on the Hill Manor site only. One hundred rental units are planned there. "The Scudder Homes property will be developed at a later date," said Ms. Torian.

The construction at West Kinney Gardens has generated a lot of enthusiasm not just from former Stella Wright Homes residents, but from residents and employees throughout the Housing Authority. "And the excitement has spread to City Hall because we receive calls every week from people who are interested in what is happening at the site," according to Ms. Torian.

"We plan to continue the momentum on Stella and Hill Manor," she added.

TARA'S WORKING HARD TO BUILD NEW COMMUNITY & PERSONAL OPPORTUNITIES

Tara Johnson (shown at right busy at work on the West Kinney site) says when she first moved to Stella in 1995 she was pretty disappointed with the housing situation. Now, she's glad she was a part of the former Stella Wright Homes residents covered by the HOPE VI revitalization plan "because of the services and benefits I've received."

Tara is the first to admit that she has taken advantage of every service offered, especially job and training opportunities. She successfully completed an apprenticeship training program in asbestos sponsored by the Affirmative Action Department. Following her training, she worked as an asbestos worker on the former Stella site prior to the demolition. She then went on to work as the only female on the site during the debris removal.

Now Tara is busy at work as a laborer on the West Kinney site. She's quite proud to be part of the team building the rental and homeownership units at West Kinney Gardens. "Seeing how it is coming together so nicely, it's wonderful to be right there to witness every thing step by step," Tara says.



"It was brutal on the really cold days," she adds, "but we worked through rain and light snow and sometimes on Saturdays."

She hopes that she and her three sons, ages 8, 9 and 13, will be among the new rental tenants at West Kinney.

Tara says she seeks out every opportunity that she reads about in the newsletter or in Affirmative Action or FSS flyers. "I still go to job fairs to see what the new opportunities are," she says. And she's signed up to work with her FSS Case Manager Latanya Easterling to develop long-term goals for her sons and herself.

"People used to see me working at Stella and ask 'How did you get that job?' I told them you just have to apply yourself."



Shown in photo near right is the 21-unit elevator building that is for handicapped and seniors located on Hunterdon Street. At the far right are nearly completed rental units on the Boyd Street side of the West Kinney Gardens site.





CALLING ALL YOUNG MUSICIANS

The Housing Authority of the City of Newark (NHA) is inviting all youth in its public housing, townhouse and Section 8 developments who have talent and would like to share it to join the now forming Youth Choir. The Youth Choir is seeking members who can play instruments, sing and perform.

The organizers envision a Choir that will sing a wide variety of music based upon the interests of the youth.



Participation requires your parents' signature and is open to all youth ages 13-17. Adult chaperones will assist in organizing and managing the Choir, however, youth will be encouraged to take leadership roles, to learn team work and to develop a healthy sense of accomplishment. Rehearsals are scheduled at 500 Broad Street which is centrally located near transportation.

If you are interested, please call or have your parent call, Mrs. Doris Crank at 973-273-6625 to find the date of the next meeting and to get an application mailed to you.

MOVING SURVIVAL TOOLKIT

On moving day, you need to be able to put your hands on the following items:

Keys—to your new home and anything else you need to access.



Payment—for the movers, in correct form.

Basic tools—hammer, screwdriver, nails, masking tape, flashlight, light bulbs, pocket knife, trash bags.



Bathroom essential—a bathroom towel, soap, and toilet paper.

Kitchen essentials—paper towels, sponges, cleaners, water and a snack, paper plates, cups, and plastic utensils, can opener.



Other items—eyeglasses, address book, checkbook, telephone, clock, a change of clothes, pet food and dishes and directions to your new home.

THINGS I KNOW FOR SURE ... NOW

More than two years ago when you had your mobility counseling and/or began case management, the staff kept advising you to "be prepared" for the new housing that was to be built. In meetings, HOPE VI staff and consultants kept repeating the same advice. And every issue of the Stella Wright Homes Newsletter has had questions and answers and articles about what to expect and how to prepare for rehousing in the rental townhouses.

Many of you understood that rehousing was not business as usual; others, now having gone through the screening process for either rental townhouses or homes know that there are things you ignored that you shouldn't have.

Don't despair, however, as the article on page 5 explains, there will be rental housing opportunities on the Hill Manor and former Stella Wright Homes sites. So what things do you know—for sure—that you need to do differently in order to "be prepared" for rehousing at these two sites?

Here is a list of things you should begin working on immediately:

- ⇒ You should contact your FSS case manager to review your current status/issues and to develop a plan for correcting any issues.
- ⇒ You must pay your rent, utilities, and other bills on time—it counts.
- ⇒ You must meet the highest housekeeping standards—it counts.
- ⇒ You need to make sure that you and your family are good neighbors—it counts.
- ⇒ Your criminal record counts.
- ⇒ Your case manager can help you develop a budget—it counts.
- ⇒ Enroll in a training program and seek FSS' help in finding a new or higher paying job.



Housing Authority of the City of Newark

COMMISSIONERS

Zinnerford Smith

Chairman

Ida Clark

Vice Chairperson

Gloria L. Cartwright

Treasurer

Fran Adubato

Donald Bradley

Lynell Robinson

Harold Lucas

Executive Director

Stella Wright Homes

HOPE VI STAFF

500 Broad Street, 6th Floor

Newark NJ 07102

Phone: 973-273-6620

Fax: 973-273-6630

Karen Torian

HOPE VI Program Manager

Morris Warner

HOPE VI Program Coordinator

Hope Cooper

Urban Initiatives Coordinator

Nellie Dixon

Economic Development Manager

Zaida Colon

Technical Assistant

Deris McCray-Crank

Resident Liaison

Gladys Rodwell

Administrative Secretary

Janice Sanders-Moye

Administrative Secretary

Family Self Sufficiency Dept.

500 Broad Street, 2nd Floor

973-273-6695

Arlene Smith,

Administrator

Danny Gonzalez-Bosques,

Assistant Administrator

TO YOUR HEALTH:

HEALTHY SNACKING

Suddenly it's news—Americans are the fattest folk in the whole world. This "news" item is getting the same level of attention as historic scientific discoveries (they even named Detroit the 'fattest City' in the U.S.). One of the challenges any family faces is eating the "right foods"—those that will keep the members of your family healthy. If these are children, who love to eat at every turn, trying to select something healthy for after school snacks or while the family watches television during the evening is a tough chore.

Here are some ideas:



Look for versions of popcorn that are 98% fat-free. Choose plain popcorn and drizzle a little margarine or butter on it—it's better because you can control the amount of fat.

Candy bars—buy the mini-sized bars of candy and give your child a few each day.

Popsicles and frozen fruit bars are among the best tasting and the healthiest snacks available—

especially the 100% fruit-juice choices.

Make fruits and vegetables attractive as a snack by serving them on a platter with light, fat-free dip while the family sits around the television in the evening. This is a nourishing, extremely healthy snack that can serve also as a mini-meal.

Other low-fat or fat-free products such as chips, nachos, cookies and ice cream can be used as snacks, but you have to watch the size of the snack portion very carefully.

Finally, despite many peoples belief to the contrary, seldom can you tell the difference in taste between low-fat or fat free products and regular products. Manufacturers have gone a long way to insure that the taste is appealing. Moreover, in time the entire family will get the message and the children may be the first ones to ask for the healthier snacks.

